



THE MUNICIPALITY OF  
**LAMBTON SHORES**

**COUNCIL MEETING MINUTES**

Tuesday, November 7, 2023 - 6:30 pm

Members Present: Mayor Cook, Deputy Mayor Sageman, Councillors Baillie, Maguire, Dodge, Ferguson, Marsh and Wilcox

Members Absent: Councillor Scott

Staff Present: Steve McAuley - Chief Administrative Officer, Stephanie Troyer-Boyd - Director of Corporate Services, Janet Ferguson - Director of Financial Services, Nick Verhoeven - Director of Public Works, Will Nywening - Planner, Ken Bulgin - Planner

**1. Call to Order**

Mayor Cook called the meeting to order at 6:30 pm.

**2. Declaration of Pecuniary Interest**

None were declared on November 7, 2023.

**3. Closed Session**

23-1107-01 Moved by: Councillor Ferguson  
Seconded by: Councillor Marsh

**THAT Council move into Closed Session at 6:32 pm to discuss a matter under the Municipal Act, Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose and (c) a proposed or pending acquisition or disposition of land by the municipality or local board.**

**Carried**

Moved by: Councillor Ferguson  
Seconded by: Councillor Maguire

THAT Closed Session adjourn at 6:43 pm and Regular Council resume at 7:00 pm.

**Carried**

There was no report from the Closed Session meeting.

**4. Approval of Agenda**

23-1107-02 Moved by: Councillor Ferguson  
Seconded by: Councillor Dodge

**THAT the November 7, 2023 Council Meeting Agenda be approved as presented.**

**Carried**

**5. Adoption of Minutes of Previous Council Meeting**

23-1107-03 Moved by: Councillor Maguire  
Seconded by: Deputy Mayor Sageman

**THAT the minutes of the October 17, 2023 Council Meeting be adopted as presented.**

**Carried**

**6. Councillor Reports**

Members of Council reported on items of interest to the community.

**7. Statutory Public Meetings**

23-1107-04 Moved by: Deputy Mayor Sageman  
Seconded by: Councillor Wilcox

**THAT the Council Meeting adjourn at 7:05 pm for Public Meetings held under the Planning Act.**

**Carried**

7.1 ZBA - Z11-2023 - 9502 Sitter Road - Garry Willsie (Agent: Tim Willsie)

Mayor Cook called the public meeting to order.

The Clerk stated the purpose and effect of the application is to rezone a portion of the property which includes a potato storage shed to the "Agricultural-4 (A4)" Zone and to amend the A4 zoning provisions to add Motor Vehicle Repair Establishment, Motor Vehicle Service Establishment, Farmers Market and Metal Fabrication as permitted uses. It is the intent of the applicant to sever the rezoned area of lands known as 9502 Sitter Road for the purpose of a lot addition to the lands known as 9516 Northville Road which are currently zoned A4.

Tim Willsie, agent for the applicant, was present for the meeting and explained the reason for the application.

There were no members of the public in attendance wishing to speak to this application.

There were no questions from members of Council.

There was no correspondence received for this application.

7.2 OPA01-2023 & ZBA Z01-2023 - 9461 Klondyke Road - AAR-CON Aggregate Corp. (Agent: Esher Planning Inc.)

The Clerk introduced the Official Plan and Zoning By-Law Amendment applications stating that the purpose and effect of the OPA application is to re-designate lands known as 9461 Klondyke Road from "Agriculture/Theford Marsh" to "Extractive." The ZBA is requested to

change the zone designation from “Agriculture-2.1 (A2-1)” to “Industrial-2 (M2)”. The applicant proposes to establish an aggregate pit licensed under the Aggregate Resources Act. No changes are proposed to the portion of the property containing the woodlot abutting Klondyke Road.

Melanie Horton, agent for the applicant, presented their proposal. Ms. Horton stated that there has already been an application submitted to the Ministry of Natural Resources and Forestry for a Class A aggregate license and no comments have been received to date. She noted that the circulated ministries have no significant concerns with the aggregate license application.

There were no members of the public in attendance wishing to speak to this application.

In response to a question by Council about the length of time the pit will be in operation, Ms. Horton stated that the pit will operate at minimum 8 years. With respect to traffic concerns on Klondyke, she noted that traffic will be directed to Greenway Road. Ms. Horton clarified that the woodlot on the property is excluded from the area of extraction and there is setbacks from the woodlot to the extraction zone. There are no trees that will be lost due to the extraction operations as the property is currently farmland.

23-1107-05 Moved by: Deputy Mayor Sageman  
Seconded by: Councillor Dodge

**THAT the Public Meetings close and the regular Council Meeting reconvene at 7:15 pm.**

**Carried**

**8. Presentations**

There were no presentations on November 7, 2023.

**9. Delegations**

None.

**10. Consideration of Correspondence, Petitions, Committee Minutes and Staff Reports**

10.1 Committee of Adjustment Decisions - October 25, 2023

10.2 Grand Bend Area Joint Sewage Board Minutes- April 27, 2023

23-1107-06 Moved by: Councillor Marsh  
Seconded by: Councillor Ferguson

**THAT Items 10.1 and 10.2 of the Agenda be received.**

**Carried**

PLANNING

- 10.3 Report PL 26-2023 - ZBA ZO-11/2023 – 9502 Sitter Road, Lambton Shores – Garry Willsie (Agent: Tim Willsie)

23-1107-07 Moved by: Councillor Wilcox  
Seconded by: Councillor Maguire

**THAT Report PL 26-2023, relating to a Zoning By-Law Amendment Application, submitted by Garry Willsie be received;**

**THAT Zoning By-Law Amendment Application ZO-11/2023 submitted by Garry Willsie requesting an amendment to Zoning By-Law 1 of 2003 to rezone the C4 Zone and a portion of the M2 Zone on the lands known as 9502 Sitter to the A4 Zone for the purpose of a lot addition to 9516 Northville Road and to add Motor Vehicle Repair Establishment, Motor Vehicle Service Establishment, Farmers Market and Metal Fabrication as permitted uses to the A4 Zone, be approved; and**

**THAT By-Law 80 of 2023 be approved.**

**Carried**

- 10.4 Report PL 27-2023 - Official Plan Amendment OPA-01-2023 & Zoning By-Law Amendment Z-01-2023 – 9461 Klondyke Road – AAR-CON Aggregates Corp. (Agent: Esher Planning Inc.)

23-1107-08 Moved by: Councillor Ferguson  
Seconded by: Councillor Dodge

**THAT Report PL 27-2023, relating to Official Plan and Zoning By-Law Amendment Applications, submitted by AAR-CON Aggregates Corp., be received;**

**THAT Official Plan Amendment Application OPA-01-2023, submitted by the AAR-CON Aggregates Corp., requesting an amendment to the Lambton Shores Official Plan to re-designate portions of 9461 Klondyke Road to “Extractive”, be approved;**

**THAT Zoning By-Law Amendment Application Z-01-2023, submitted by the AAR-CON Aggregates Corp., requesting an amendment to Zoning By-Law 1 of 2003 to rezone portions of 9461 Klondyke Road to the “Industrial-2 (M2) Zone”, be approved;**

**THAT By-Law 78 of 2023 be approved to adopt Amendment No. 6 to the Lambton Shores Official Plan; and**

**THAT By-Law 79 of 2023 be approved to implement the zoning by-law amendment.**

**Carried**

10.5 Report PL 28-2023 - Draft Community Improvement Plan

23-1107-09 Moved by: Deputy Mayor Sageman  
 Seconded by: Councillor Maguire

**THAT Report PL 28-2023 regarding the “Draft Community Improvement Plan” be received for information.**

**Carried**

ADMINISTRATION10.6 Report CAO 23-2023 - Electric Vehicle ChargeON Funding Program

23-1107-10 Moved by: Councillor Dodge  
 Seconded by: Councillor Baillie

**THAT Report CAO 23-2023 regarding the “Electric Vehicle ChargeON Funding Program” be received; and**

**THAT the installation of Electric Vehicle chargers in Grand Bend is supported; and**

**THAT staff provide a follow up report on potential charger locations prior to submitting the application to the Electric Vehicle ChargeON Funding Program.**

**Carried**

COMMUNITY SERVICES10.7 Report DCS 27-2023 - Legacy Recreation Centre Concession Operating Agreement

23-1107-11 Moved by: Councillor Dodge  
 Seconded by: Councillor Ferguson

**THAT Report DCS 27-2023 regarding the “Legacy Recreation Centre Concession Operating Agreement” be received; and**

**THAT the amended agreement between the Municipality and the Optimist Club of Thedford for the Legacy Recreation Centre Concession operations be approved for a one-year term; and**

**THAT the by-law authorizing the execution of the agreement be approved.**

**Carried**

PUBLIC WORKS10.8 Report DPW 26-2023 - Grand Bend Area Joint Sewage Board Draft 2024 Budget

23-1107-12 Moved by: Councillor Maguire  
 Seconded by: Councillor Baillie

**THAT Report DPW 26-2023 regarding the Grand Bend Area Joint Sewage Board Draft 2024 Budget be received.**

**Carried**

FINANCE10.9 Report TR 25-2023 - 2024 Pre-Budget Survey Results

23-1107-13 Moved by: Councillor Ferguson  
 Seconded by: Councillor Wilcox

**THAT Report TR 25-2023 regarding the 2024 Pre-Budget Survey Results be received.**

**Carried**

10.10 Report TR 26-2023 - 2024 Draft Ausable Bayfield Conservation Authority Budget

23-1107-14 Moved by: Councillor Dodge  
 Seconded by: Councillor Ferguson

**THAT Report TR 26-2023 regarding the Ausable Bayfield Conservation Authority Draft 2024 Budget be received; and**

**THAT \$274,396.00 be included in the 2024 Lambton Shores Budget for the Ausable Bayfield Conservation Authority Levy.**

**Carried**

10.11 Report TR 27-2023 - 2024 Draft St. Clair Conservation Authority Budget

23-1107-15 Moved by: Councillor Maguire  
 Seconded by: Councillor Dodge

**THAT Report TR-27-2023 regarding the St Clair Conservation Authority Draft 2024 Budget be received; and**

**THAT \$83,169.00 be included in the 2024 Lambton Shores Budget for the St Clair Conservation Authority Levy.**

**Carried**

10.12 Report TR 28-2023 - 2024 Ontario Municipal Partnership Fund

23-1107-16 Moved by: Councillor Dodge  
Seconded by: Councillor Ferguson

**THAT Report TR 28-2023 regarding the 2024 allocation notice for the Ontario Municipal Partnership fund be received; and**

**THAT the grant allocation of \$1,759,700.00 be included in the 2024 Operating Budget.**

**Carried**

CORPORATE

10.13 Report CL 15-2023 - OPP Contract Extension

23-1107-17 Moved by: Councillor Wilcox  
Seconded by: Deputy Mayor Sageman

**THAT Report CL 15-2023 regarding the Extension of the Police Services Contract be received; and**

**THAT By-Law 77-2023 be approved.**

**Carried**

10.14 Report CL 16-2023 - 2024 Council Meeting Calendar

23-1107-18 Moved by: Councillor Marsh  
Seconded by: Deputy Mayor Sageman

**THAT CL Report 16-2023 regarding the proposed Council meeting dates for 2024 be received; and**

**THAT the 2024 Council meeting schedule be approved.**

**Carried**

**11. Notice of Motion**

There were no Notices of Motion.

**12. Emergent Issues**

There were no Emergent Issues.

**13. By-laws & Resolutions**

- 13.1 By-Law 77-2023 - Execute Agreement - OPP Agreement
- 13.2 By-Law 78-2023 - OPA No. 6 - 9461 Klondyke Road - Aar-Con
- 13.3 By-Law 79-2023 - ZBA -9461 Klondyke Road - Aar-Con
- 13.4 By-Law 80-2023 - ZBA - 9502 Sitter Road - Willsie

- 13.5 By-Law 81-2023 - Execute Agreement - Thedford Optimist  
 13.6 By-Law 82-2023 – Confirming

23-1107-19 Moved by: Councillor Dodge  
 Seconded by: Councillor Maguire

**THAT By-Laws 77-2023 through 82-2023 be read a first, second and third time, passed and signed by the Mayor and Clerk.**

**Carried**

13.7 Resolution of Council

23-1107-20 Moved by: Councillor Maguire  
 Seconded by: Councillor Baillie

**THAT the Council of the Municipality of Lambton Shores supports the Ontario Street Bridge Project in Grand Bend application to the Connecting Link Program; and**

**THAT the Municipality confirms that it will fund the municipal contribution portion of the total project costs; and**

**THAT the Municipality will proceed with the project in accordance with the timelines specified in the application if the application is successful.**

**Carried**

**14. Adjournment**

23-1107-21 Moved by: Councillor Ferguson  
 Seconded by: Deputy Mayor Sageman

**THAT the November 7, 2023 Council Meeting adjourn at 7:46 pm.**

**Carried**